

**Item No 01:-**

**18/03161/FUL**

**Land To The Rear Of Wheelwrights  
West End  
Northleach  
Gloucestershire  
GL54 3EZ**

3  
Item No 01:-

**Change of use and conversion of the barn to form 2 no. one-bedroom dwellings at Land To The Rear Of Wheelwrights West End Northleach Gloucestershire GL54 3EZ**

<b>Full Application 18/03161/FUL</b>	
<b>Applicant:</b>	J W Sly (Northleach) Charitable Trust Christopher Hancock
<b>Agent:</b>	Mungo Park Architects
<b>Case Officer:</b>	Deborah Smith
<b>Ward Member(s):</b>	Councillor Chris Hancock
<b>Committee Date:</b>	9th January 2019
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Principle of Development
- (b) Design & Impact on the Character and Appearance of the Conservation Area
- (c) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty
- (d) Vehicular Access and Highway Safety
- (e) Biodiversity
- (f) Residential Amenity
- (g) Drainage

**Reasons for Referral:**

The application has been reported to the Planning & Licensing Committee for determination because the Ward Member, Cllr. Hancock, is the Chairman of the J W Sly and Sons (Northleach) Charitable Trust (the applicant).

**1. Site Description:**

The application site is located within the Development Boundary for Northleach (as identified by the Cotswold District Local Plan 2011-2031). The site is within the Northleach Conservation Area and to the rear of a number of listed buildings fronting West End. It also falls within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The site lies to the south of Sly's Close, between the West End to the south-west and Back Lane to the north-east. Wheelwrights Barn is set to the rear of the property known as Wheelwrights and was last used in association with the builders' yard. The builders' yard has since been re-developed with a pair of terraced properties rented out as homes for local people. It is understood that the barn was built at right angles to the former burgage plots to allow carts to be stored within it.

The building subject to this application comprises a two-storey traditional stone-built agricultural outbuilding and is considered to be a non-designated heritage asset. It is linear in form and has evolved in several phases. Having previously been used as a storage/workshop building within a builders' yard, the building has lain derelict until recent repair works were carried out. A first floor has historically been created in the south-eastern part of the building.

The barn has a historic curtilage enclosed by Cotswold drystone walls. Within this curtilage is a garage structure constructed in a mixture of Cotswold stone and timber boarding. A stone outhouse lies to the south-east of the garage which is proposed to be retained.

Vehicular access to the site would be provided off the existing access into Sly's Close and off Back Lane.

## **2. Relevant Planning History:**

11/05804/FUL: Erection of six dwellings with associated parking areas and landscaping. Permitted 01.08.2012.

## **3. Planning Policies:**

\_INF3 Sustainable Transport  
 NPPF National Planning Policy Framework  
 \_DS2 Dev within Development Boundaries  
 \_EN1 Built, Natural & Historic Environment  
 \_EN2 Design of Built & Natural Environment  
 \_EN5 Cotswold AONB  
 \_EN8 Bio & Geo: Features Habitats & Species  
 \_EN10 HE: Designated Heritage Assets  
 \_EN11 HE: DHA - Conservation Areas  
 \_EN12 HE: Non-designated Heritage Assets  
 \_EN13 HE: Conv'n of non-domestic historic bldgs  
 \_EN14 Managing Flood Risk  
 \_INF4 Highway Safety  
 \_INF5 Parking Provision

## **4. Observations of Consultees:**

Conservation Officer: no objection, subject to conditions.

Drainage Engineer: no objection, subject to conditions.

Biodiversity Officer: no objection, subject to conditions.

## **5. View of Town/Parish Council:**

Northleach Town Council: no objection.

## **6. Other Representations:**

None.

## **7. Applicant's Supporting Information:**

Drawings  
 Design & Access Statement  
 Protected Species Survey Report

## **8. Officer's Assessment:**

### **(a) Principle of Development**

The site is located within the Development Boundary for Northleach, as designated in the Cotswold District Local Plan 2001-2031. Development on the site is therefore assessed against Policy DS2: Development Within Development Boundaries. The aforementioned policy states:

"Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle."

In principle therefore, the development as proposed is considered to be acceptable. The Council must also have regard to other material considerations when reaching its decision, in particular, it

is necessary to have regard to guidance and policies set out in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework "is a material consideration in planning decisions."

The NPPF has at its heart a "presumption in favour of sustainable development" (paragraph 10). It states that there are "three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways" (para. 8). It goes on to state that the "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area" (para. 9).

The three objectives are: economic, social and environmental. The economic objective is to support growth, innovation and improved productivity in order to build a strong, responsive and competitive economy. The second objective (social) is "to support "strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of future and present generations." The third objective is an environmental one which seeks to contribute to protecting and enhancing the natural, built and historic environment.

### **(b) Design and Impact on the Character and Appearance of the Conservation Area**

#### Policy Context

The site is located within a conservation area (CA), wherein the Local Planning Authority (LPA) is statutorily required to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality, as set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Cotswold District Local Plan Policy EN1 (Built, Natural and Historic Environment) states:

"New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- b. Contributing to the provision of multi-functional green infrastructure;
- c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- d. Seeking to improve air, soil and water quality where feasible; and
- e. Ensuring design standards that complement the character of the area and the sustainable use of the development."

Policy EN2 (Design of the Built and Natural Environment) states:

"Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality."

Policy EN10 (Designated Heritage Assets) states:

1. "In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.
2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.
3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- The importance of the asset;

- The scale of harm; and
- The nature and level of the public benefit of the proposal."

Policy EN11 (Designated Heritage Assets - Conservation Areas) states:

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. "Preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- b. Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. Will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area.
- d. Have regard to the relevant Conservation Area appraisal (where available); and
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting."

EN12 (Non-Designated Heritage Assets):

Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.

EN13 (Conversion of Non-domestic Historic Buildings - Designated and Non-Designated Heritage Assets):

Proposals will be permitted where it can be demonstrated that:

- a. the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk;
- b. the proposed conversion would conserve the significance of the asset including its form, features, character and setting;
- c. the heritage asset is structurally sound;
- d. the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building.

Paragraph 193 of the National Planning Policy Framework (NPPF) states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm."

Paragraph 196 states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use."

Paragraph 197 is also relevant which states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It advises that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **The Proposed Scheme**

Pre-application discussions have been undertaken on the proposals and the advice provided at that stage has been taken into account by the applicant in the design of the scheme now under consideration.

### *South West elevation*

Existing apertures have been utilised in the conversion and the modern garage doors which currently detract from this elevation, are proposed to be replaced with boarded and glazed screens, which is welcomed. Two rooflights had been proposed within this roof slope but as this roof slope is covered in natural stone slate, it has been agreed that the rooflights will be sited on the rear (north-east) elevation instead which is covered with a concrete tile.

### *North East elevation*

Only existing apertures are being utilised in this elevation and no new openings within the masonry are proposed, which is welcomed. Rooflights proposed to this roof slope will be less impactful as indicated above.

### *North West and South East elevations*

The infilling of the existing openings with the timber and glazed screens proposed and simple glazed apertures at first floor level is considered to be acceptable to both gable ends.

The design, form, scale and materials proposed for the new garage are considered to be acceptable and will be in keeping with the character of the barn and wider context.

In light of the above, it is considered that the proposed conversion of the barn will preserve the character and appearance of the Northleach Conservation Area in accordance with Section 72 (1) of the 1990 Act and Cotswold District Local Plan Policy EN11. The significance of the designated heritage assets will be sustained, in accordance with Section 16 of the NPPF and Local Plan Policies EN12 and EN13.

### **(c) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty (AONB)**

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85 of the Countryside and Rights of Way Act 2000).

Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by "protecting and enhancing valued landscapes". Whilst Paragraph 172 states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty."

Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. "Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.
2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets."

Policy EN5: Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. "In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.
2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance."

The application site is located within the town and surrounded by residential development, thus, the proposed development would not result in an encroachment of development into the

surrounding countryside, but would be very much seen in the context of the built form of the town. The nature of the proposed development would be consistent with the character and appearance of the surrounding area in terms of its use and design. On this basis, it is considered that the proposals would not have an adverse impact on the character or appearance of the AONB and consequently accords with Local Plan Policies EN1 and EN5 and guidance in paragraphs 170 and 172 of the NPPF.

#### **(d) Vehicular Access and Highway Safety**

The proposed development would be served by the existing vehicular access off Back Lane and via Sly's Close (the new housing development constructed within the same parcel of land). This lane is narrow and is a Public Footpath. It serves a number of residential dwellings, including some former Local Authority housing to the north of the site and thus, refuse and service vehicles already use the lane.

Section 9 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network are severe.

Local Plan Policy INF3 (Sustainable Transport) supports development that actively supports travel choices with priority to walking and cycling and access provided to public transport.

Local Plan Policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. It states that developments that create safe and secure layouts and access will be permitted.

Local Plan Policy INF5 (Parking Provision) seeks to ensure sufficient parking provision to manage the local road network. The proposal provides for a car parking space for each unit which, given that the site is located within a Principal Settlement and the units proposed are one-bedroom dwellings, is considered adequate.

The proposals utilise the existing access and it is considered that the number of increased private car journeys generated by 2 no. one-bedroom units would not have a discernible impact on the road network. It is also noteworthy that the barn was last used in association with the builders' yard, and thus, the number of vehicular movements associated with that commercial use would be likely to be significantly more than that proposed here.

Pedestrian access is proposed via the existing access point at West End to provide a good link to the town centre, but vehicular access via this entry point is limited to emergency vehicles only.

In light of the above, the proposal is considered to be in accordance with Policies INF3, INF4 and INF5 of the Local Plan and Section 9 of the NPPF and is acceptable in regards to any highways and parking impacts.

#### **(e) Biodiversity**

The Protected Species Survey Report dated July 2018, prepared by Shropshire Wildlife Surveys (John Morgan), is considered to be sufficient and no further bat or bird surveys are required.

The Protected Species Survey Report found no current evidence of roosting bats and no bats were recorded emerging from/returning to the barn building during the nocturnal surveys in May and June this year. Old evidence of previous use by roosting bats was found in the form of very old droppings (less than 20), which are likely to have been deposited by brown long-eared bats, but confirmation cannot be made via DNA analysis due to their age and condition. The report makes reference to a previous survey conducted in 2011, which found evidence of day roosts of individual brown long-eared and common pipistrelle bats within the barn building.

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Section 5 of the report also notes that "Running repairs to the roof of the building have been carried out and some internal reinforcing of walls have been carried out since these surveys..." and this may have impacted upon the roosting features used by common pipistrelle and brown long-eared bats.

Section 6 concludes that works should be carried out under a precautionary approach with a pre-commencement check of the building carried out before works start to re-evaluation the need for a derogation licence from Natural England (if bats are present).

The LPA therefore does not need to consider the 3 derogation tests under the EC Habitats Directive and The Conservation of Habitats and Species Regulations 2017 in this instance.

No evidence of nesting birds was found during the survey, but the report notes that there are high levels of swifts around the village.

Section 7 of the report makes recommendations for enhancements (7.1) and site precautions (7.3) which will be secured and implemented via planning conditions attached to the planning permission. Details of bat roost and bird nesting provision are also subject to a planning condition. External lighting details are also to be submitted for approval to ensure the design is sensitive to the use of the site by bats.

In light of the above, the proposals accord with Section 15 of the NPPF and Policy EN8 of the Cotswold District Local Plan.

#### **(f) Residential Amenity**

The indicative block plan shows an adequate amount of outdoor amenity space which is considered to be commensurate with the size of the units proposed. New openings on the north-east elevation have been restricted so as to ensure that the conversion of the barn would not adversely impact on the privacy of adjacent neighbours. The proposals are therefore considered to accord with Local Plan Policy EN2.

#### **(g) Drainage**

The application site is located in Flood Zone 1 as designated by the Environment Agency. Flood Zone 1 is the lowest designation of Flood Zone with an annual risk of flooding of less than 1 in 1000 (<0.1%).

The Council's Drainage Engineer has advised that, as the change of use includes an extension to the building, it will not be acceptable to channel any additional surface water into the mains without attenuation. In accordance with SUDS hierarchy, a soakaway should be initially considered for disposal. Soakaways should be designed to accommodate a 1 in 30 year storm + 40% climate change allowance, with a minimum 1m clearance between the base and water table at all times. An exceedance flow plan is required to indicate the route taken by any storm water in excess of 1 in 100 + 40%, based on finished ground levels and directed away from neighbouring properties.

The Engineer has recommended that a condition is attached requiring the submission of a SUDS scheme to ensure that surface water is appropriately discharged from the site. In light of this, the proposals accord with Cotswold District Local Plan Policy EN14 and Section 14 of the NPPF.

### **9. Conclusion**

The application site is within a Development Boundary and thus, the principle of the conversion of the barn to a residential use is acceptable. The development is welcomed as a positive initiative to secure both a viable future for the building which is considered to be a non-designated heritage asset. It will also provide local homes, which is positive and contributes to the Council's ongoing need to provide housing.



The applicant has amended the scheme following discussions with Officers and the development as now proposed is considered to respect the simple, utilitarian character and form of the original building and consequently the character and appearance of the Northleach Conservation Area. New openings have been minimised to ensure that the development would not adversely impact upon the amenities of neighbouring properties. Notwithstanding its town centre location, on-site parking is provided to reduce pressure on on-street parking in the vicinity of the site, which is welcomed.

The application is therefore recommended for approval.

#### **10. Proposed conditions:**

The development shall be started by 3 years from the date of this decision notice.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers: JWS-(P)-100/B, JWS-(P)-101/B, JWS-(Sk)-101/C, JWS-(P)-200/A, JWS-Sk-202/D, JWS-(PA)-203, JWS-(PA)-204 and JWS-(P)-205/D.

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

**Reason:** To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality in accordance with Cotswold District Local Plan Policy EN14 and Section 14 of the NPPF.

The development shall be completed in accordance with the recommendations in Section 7 of the Protected Species Survey Report dated July 2018 prepared by Shropshire Wildlife Surveys. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the LPA, and thereafter permanently retained.

**Reason:** To ensure that bats are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the Section 15 of the NPPF, Policy EN8 of the Cotswold District Local Plan and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat bricks/tubes/panels) and integrated nesting opportunities for house sparrows and swifts (in accordance with the recommendations of the Protected Species Survey Report July 2018) into the converted barn shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drawings showing the types of features, their locations within the site and their positions within the buildings, and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.

**Reason:** To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with the Wild Birds Directive, Paragraphs 170 and 175 of the NPPF, Policy EN8 of the Cotswold District Local Plan and Section 40 of the Natural Environment and Rural Communities Act 2006.

New external stonework shall be of the same stone type, colour and sizes as existing stonework and coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall match that used for the external walling of the existing building and shall be permanently retained as such thereafter.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN11, EN12 and EN13 and Section 16 of the NPPF.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policies EN2, EN11, EN12 and EN13 and Section 16 of the NPPF, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

The larch cladding shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN11, EN12 and EN13 and Section 16 of the NPPF.

No external joinery, including finish, nor the rooflights shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy Policies EN2, EN11, EN12 and EN13 and Section 16 of the NPPF.

Notwithstanding the drawings hereby approved, no rooflights shall be inserted in the front (south-west) elevation of the principal barn. Rooflights to serve the first floor shall be inserted in the rear (north-east) elevation as an alternative.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN11, EN12 and EN13 and Section 16 of the NPPF. The barn is an undesignated heritage asset and it is important to respect its historic interest.

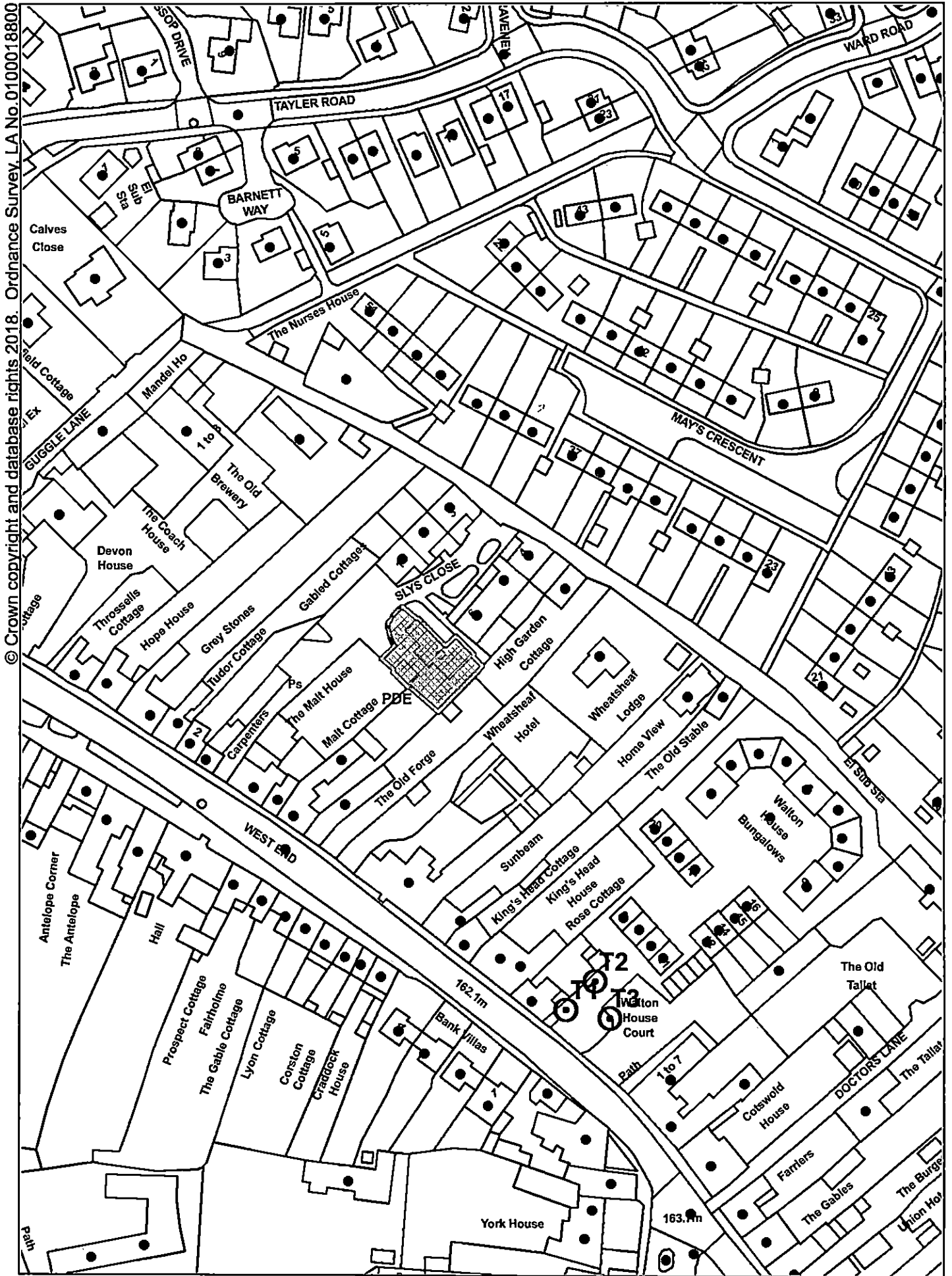
The development shall not be occupied or brought into use until vehicle parking has been provided in accordance with the approved plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

**Reason:** To ensure that adequate off-road parking is provided, in accordance with Cotswold District Local Plan Policy INF4.

**Informatives:**

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- CIRIA C753 SuDS Manual 2015



LAND TO THE REAR OF WHEELWRIGHTS WEST END NORTHLEACH 1250

Organisation: Cotswold District Council

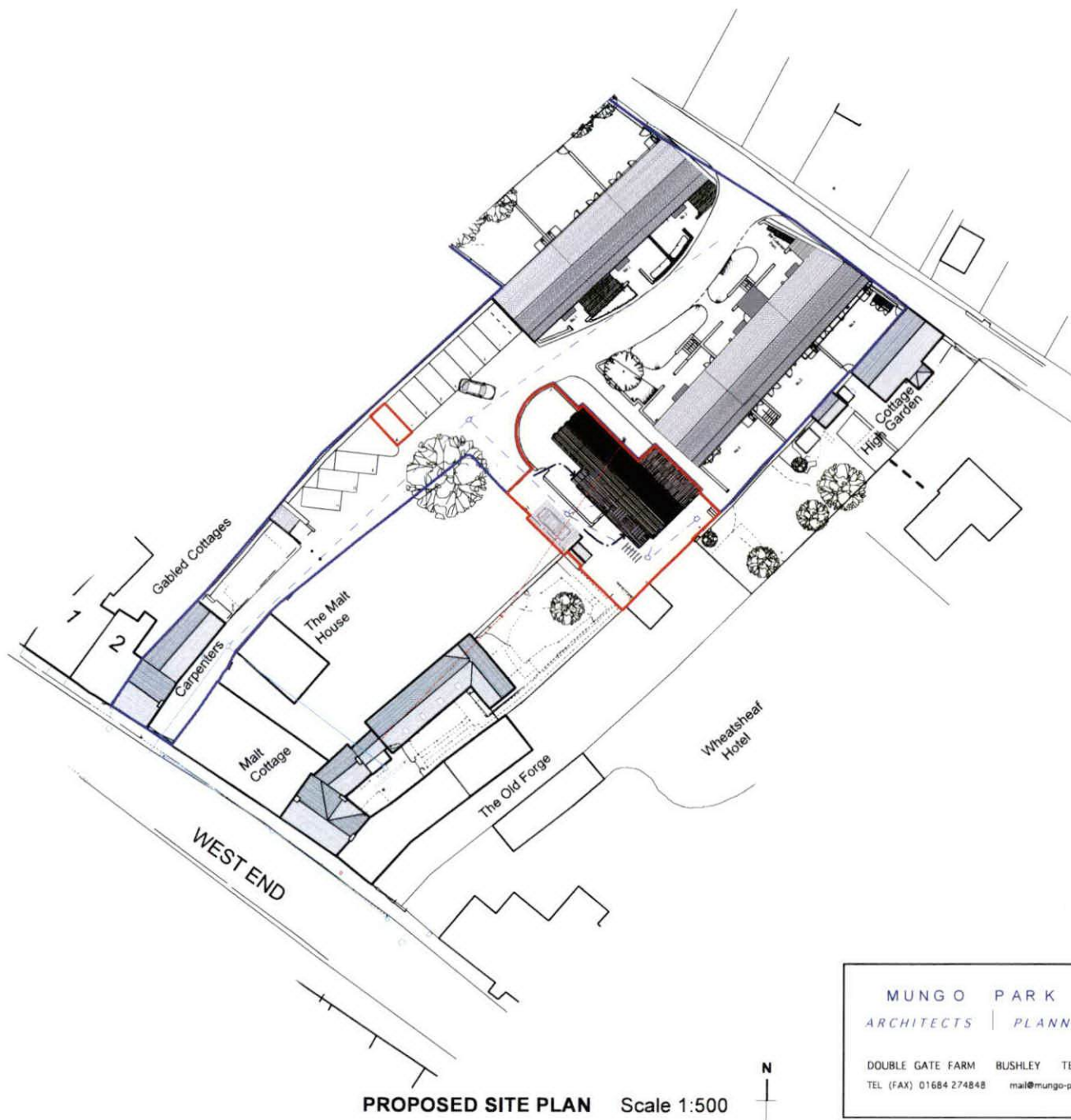
Department:

Date: 18/12/2018

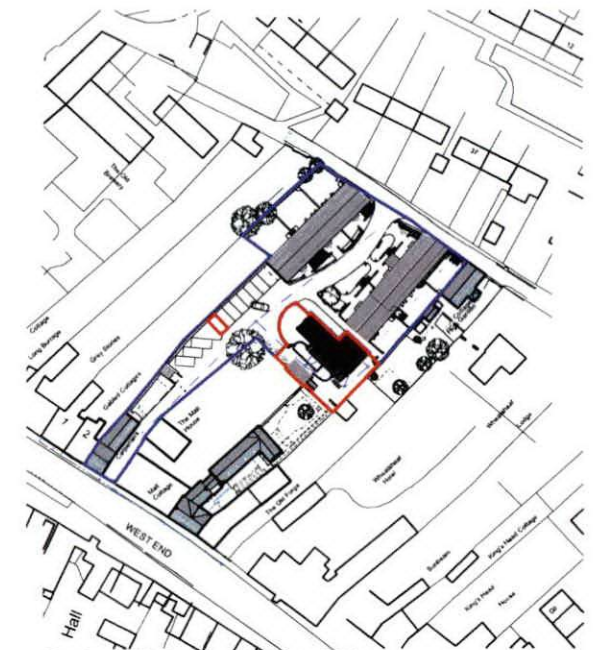


COTSWOLD DISTRICT COUNCIL





**PROPOSED SITE PLAN** Scale 1:500



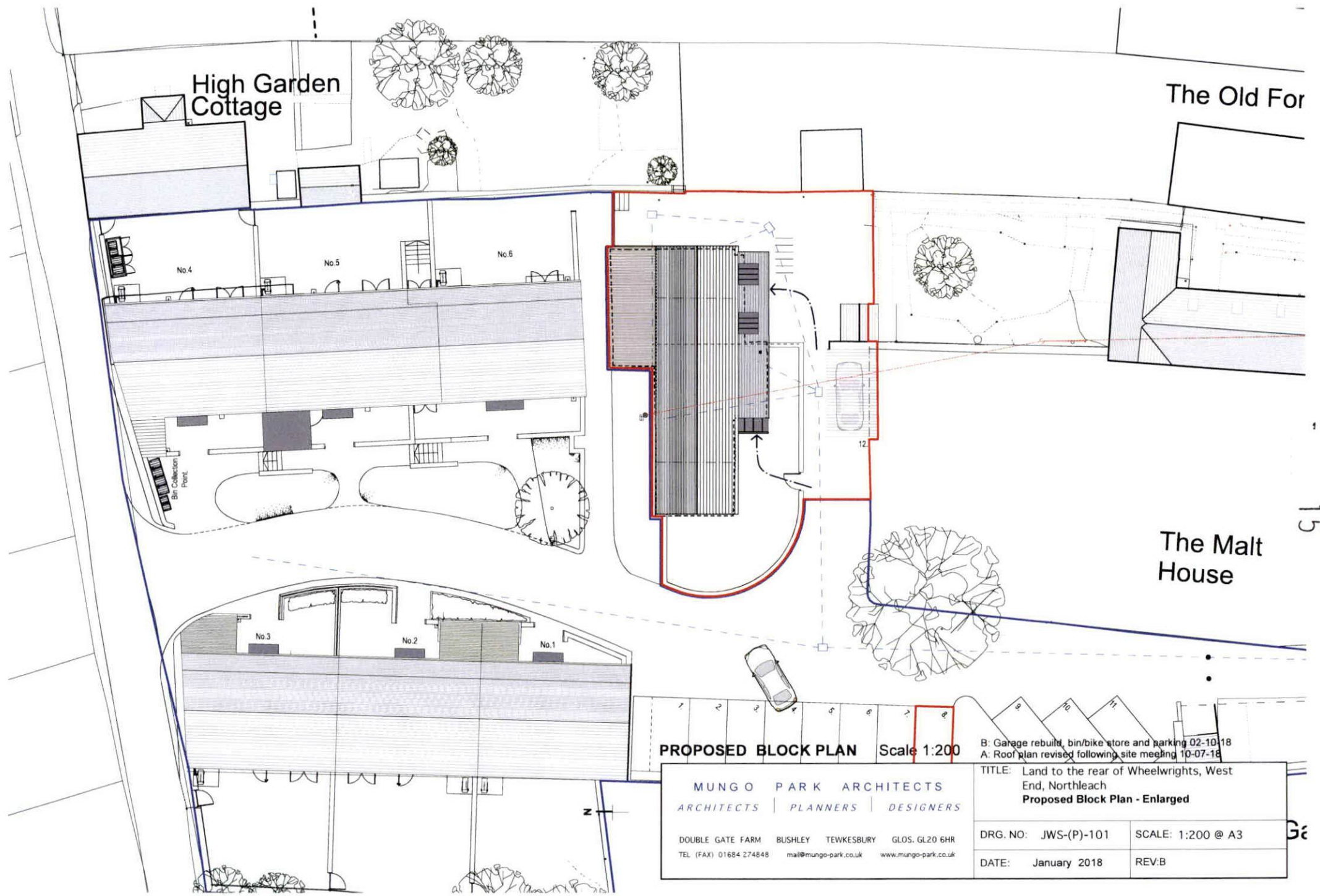
**SITE LOCATION PLAN** Scale 1:1250

B: Garage rebuild with bin & bike store 02-10-18  
 A: Roof plan revised following site meeting 10-07-18

<b>TITLE:</b> Land to the rear of Wheelwrights, West End, Northleach <b>Proposed Block Plan and Location Plan</b>	
<b>DRG. NO:</b> JWS - (P) - 100	<b>SCALE:</b> 1:500/1250 @ A3
<b>DATE:</b> January 2018	<b>REV:</b> B

**MUNGO PARK ARCHITECTS**  
 ARCHITECTS | PLANNERS | DESIGNERS

DOUBLE GATE FARM BUSHLEY TEWKESBURY GLOS. GL20 6HR  
 TEL (FAX) 01684 274848 mail@mungo-park.co.uk www.mungo-park.co.uk



High Garden Cottage

The Old For

No. 4

No. 5

No. 6

Bin Collection Point

No. 3

No. 2

No. 1

The Malt House

**PROPOSED BLOCK PLAN** Scale 1:200

B: Garage rebuild, bin/bike store and parking 02-10-18  
 A: Roof plan revised following site meeting 10-07-18

MUNGO PARK ARCHITECTS  
 ARCHITECTS | PLANNERS | DESIGNERS

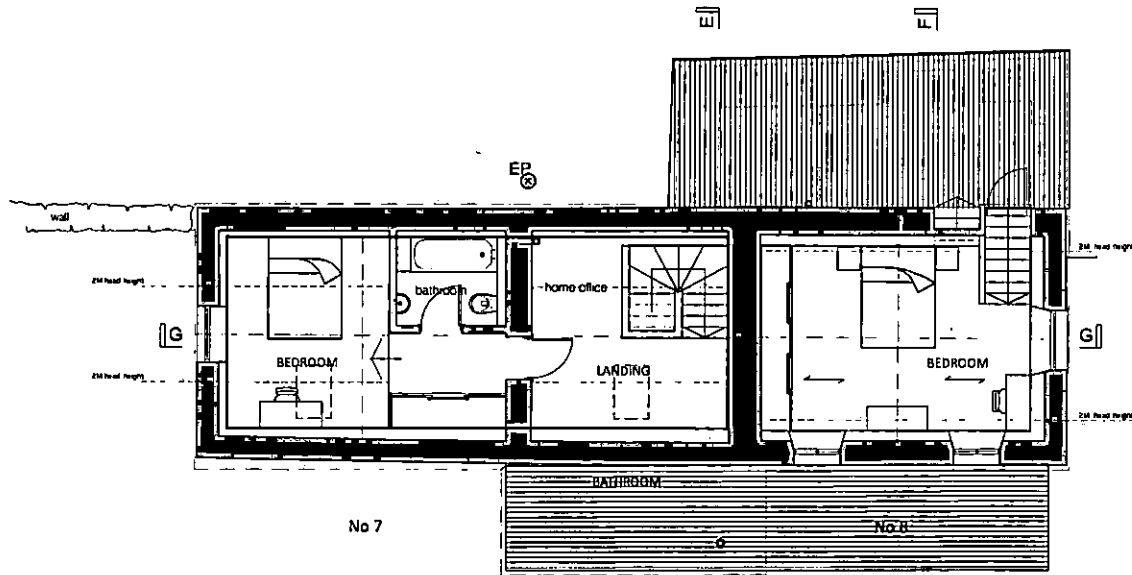
DOUBLE GATE FARM BUSHLEY TEWKESBURY GLOS. GL20 6HR  
 TEL (FAX) 01684 274848 mail@mungo-park.co.uk www.mungo-park.co.uk

TITLE: Land to the rear of Wheelwrights, West End, Northleach  
**Proposed Block Plan - Enlarged**

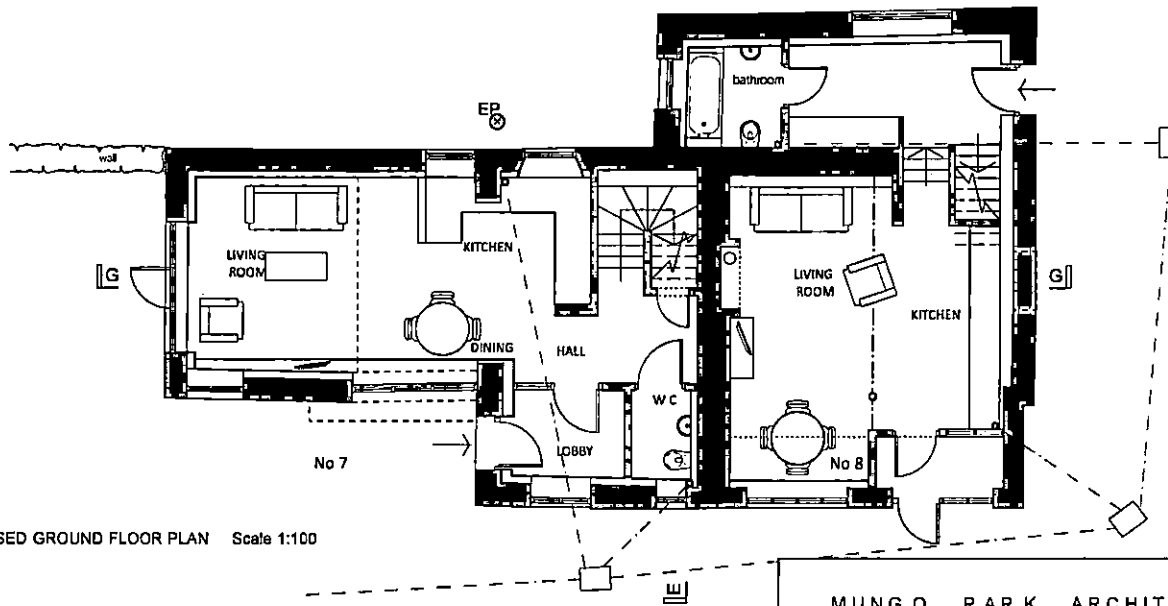
DRG. NO: JWS-(P)-101	SCALE: 1:200 @ A3
DATE: January 2018	REV: B

15

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PROPOSED FIRST FLOOR PLAN Scale 1:100



PROPOSED GROUND FLOOR PLAN Scale 1:100

Gross Internal areas		
	No 7	No 8
First floor	37.5m <sup>2</sup>	19.5m <sup>2</sup>
Ground floor	45.5m <sup>2</sup>	47.5m <sup>2</sup>
Total	83m <sup>2</sup>	67m <sup>2</sup>

C: Modifications following pre-app meeting - May 2018  
 B: Two single Bedroom Flats, vertically separated - Sept 2017  
 A: Plan modified to two single Bedroom Flats - Sept 2017

MUNGO PARK ARCHITECTS  
 ARCHITECTS | PLANNERS | DESIGNERS

DOUBLE GATE FARM BUSHLEY TEWKESBURY GLOS. GL20 6HR  
 TEL (FAX) 01684 274848 mail@mungo-park.co.uk www.mungo-park.co.uk

TITLE: Land to the rear of Wheelwrights, West End, Northleach

Proposed Big Barn Floor Plans

DRG. NO: JWS-(Sk) - 101

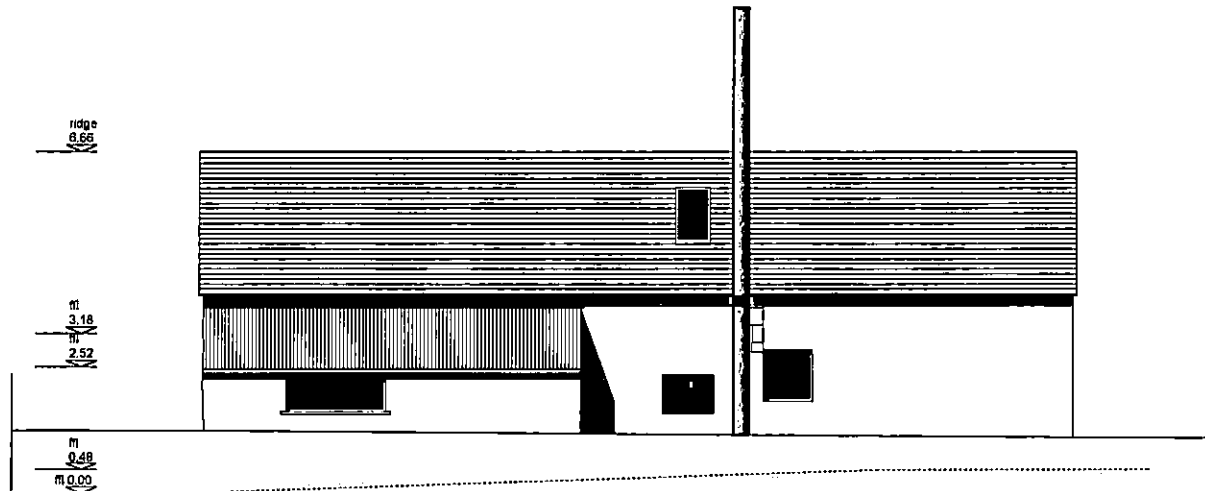
SCALE: 1:100 @ A3

DATE: May 2016

REV: C



PROPOSED SOUTH WEST ELEVATION Scale 1:100



PROPOSED NORTH EAST ELEVATION Scale 1:100

**MATERIALS:**

Windows and doors: Natural oak, with double glazing and oak lintels over, toughened where necessary to comply with Building Regs. Anti-sun glass with Argon filled cavity to south and west elevation. Oak panel (insulated internally) to low level

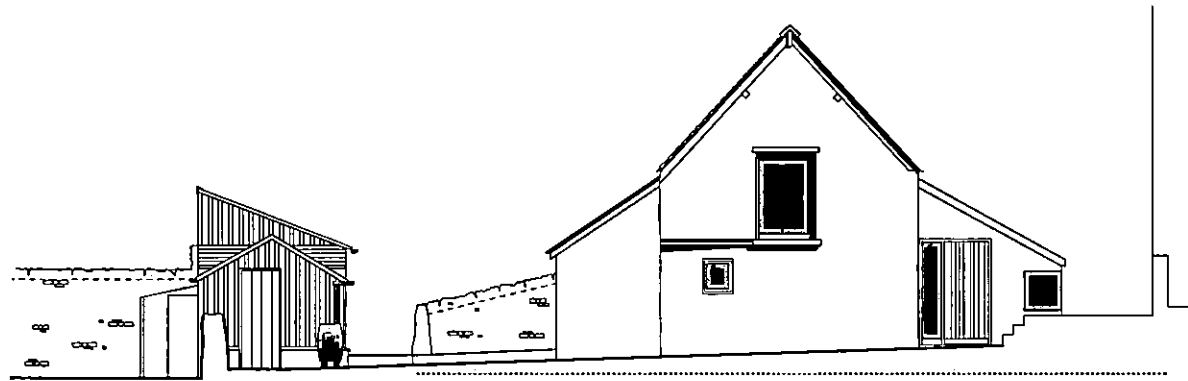
Roofs: New corrugated cement board to replace existing on upper level of house number 8.

Check for presence of asbestos and remove in accordance with the Asbestos Regulations.

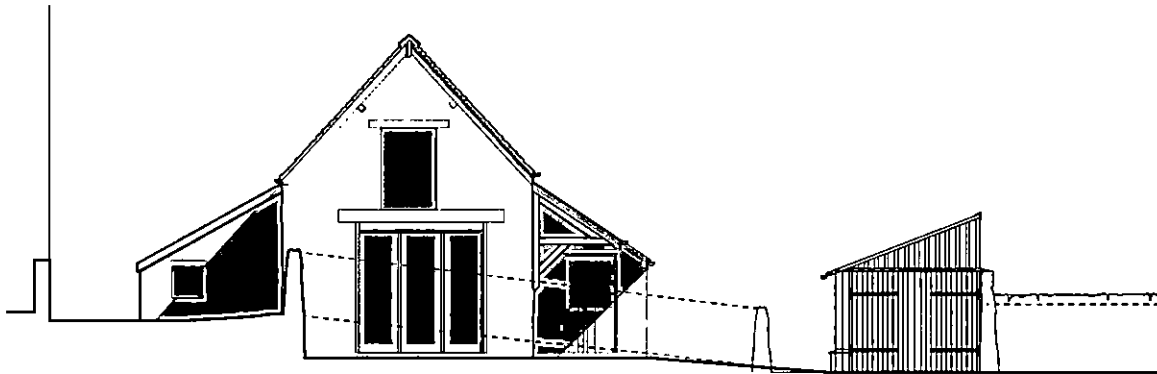
- D: Short elevations removed to 205C 03-10-18
- C: Modifications to porch and oversailing roof 08-08-18
- B: Further revisions following discussions with planners 16-05-18
- A: Conversion to two one bed houses 17-09-17

<p>MUNGO PARK ARCHITECTS ARCHITECTS   PLANNERS   DESIGNERS</p>		<p>TITLE: Sly's Barn - Land to the rear of Wheelwrights, West End, Northleach</p>	
<p>DOUBLE GATE FARM BUSHLEY TEWKESBURY GLOS. GL20 6HR TEL (FAX) 01684 274848 mail@mungo-park.co.uk www.mungo-park.co.uk</p>		<p>DRG. NO: JWS- (Sk)-202</p>	<p>SCALE: 1:100 @ A3</p>
		<p>DATE: June 2016</p>	<p>REV'D</p>

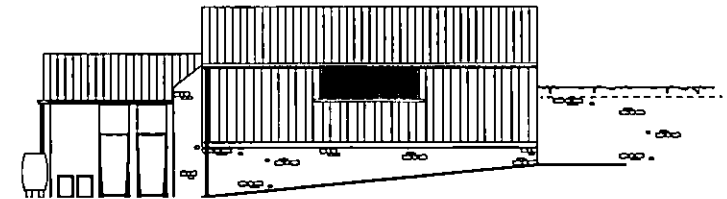




PROPOSED SOUTH EAST ELEVATION Scale 1:100



PROPOSED NORTH WEST ELEVATION Scale 1:100



GARAGE - PROPOSED NORTH EAST ELEVATION Scale 1:100

**MATERIALS:**

Windows and doors: Natural oak, with double glazing and oak lintels over, toughened where necessary to comply with Building Regs. Anti-sun glass with Argon filled cavity to south and west elevation. Oak panel (insulated internally) to low level

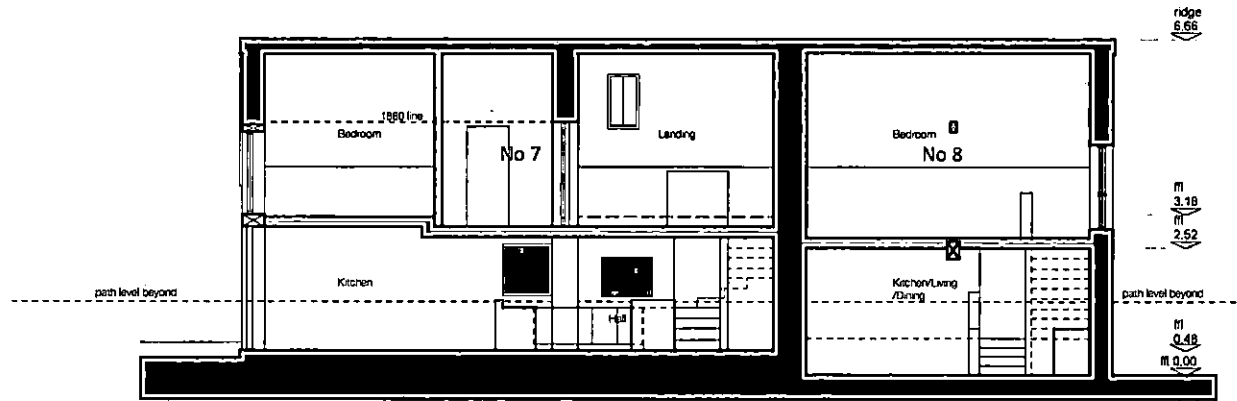
Roofs: New corrugated cement board to replace existing on upper level of house number 8.

Check for presence of asbestos and remove in accordance with the Asbestos Regulations.

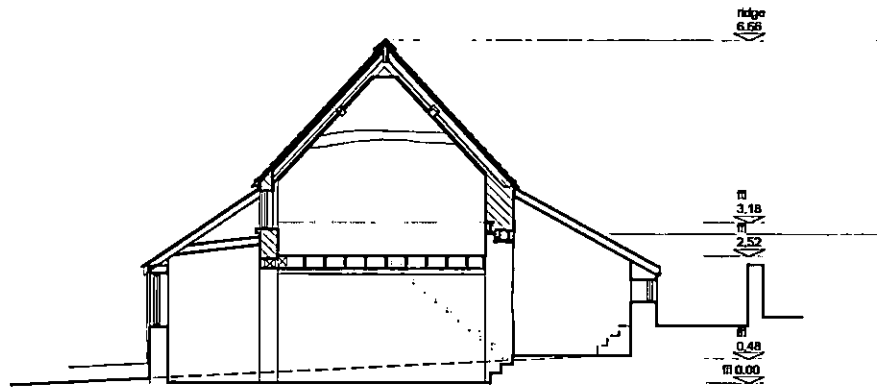
Siberian Larch vertical cladding to Garage and Bin/Bike store.

- D: Garage and Bin/Bike stores added to short elevations 02-10-18
- C: Modifications to porch and oversailing roof 08-08-18
- B: Further revisions following discussions with planners 16-05-18
- A: Conversion to two one bed houses 17-09-17

<p><b>MUNGO PARK ARCHITECTS</b>          ARCHITECTS   PLANNERS   DESIGNERS</p>		<p>TITLE: Sly's Barn - Land to the rear of Wheelwrights,          West End, Northleach</p>	
<p>DOUBLE GATE FARM BUSHLEY TEWKESBURY GLOS. GL20 6HR          TEL (FAX) 01684 274848 mail@mungo-park.co.uk www.mungo-park.co.uk</p>		<p>NW, &amp; SW + NE Elevations to Garage &amp; Bins</p>	
<p>DRG. NO: JWS-(P)-205</p>		<p>SCALE: 1:100 @ A3</p>	
<p>DATE: June 2016</p>		<p>REV.D</p>	



PROPOSED LONG SECTION G - G Scale 1:100



PROPOSED SECTION E - E Scale 1:100

REV E - 050618 - Revised scheme as 2 x 1 bed units  
 REV D - 200808 - Barn as 2 x 1 bed units

<b>MUNGO PARK ARCHITECTS</b> ARCHITECTS   PLANNERS   DESIGNERS		TITLE: Sly's Barn - Land to the rear of Wheelwrights, West End, Northleach Sections - Proposed	
DOUBLE GATE FARM BUSHLEY TEWKESBURY GLOS. GL20 6HR TEL (FAX) 01684 274848 mail@mungo-park.co.uk www.mungo-park.co.uk		DRG. NO: JWS - (PA) - 203	SCALE: 1:100 @ A3
		DATE: November 2017	REV: